

MEMORANDUM

DATE July 21, 2009
TO VOV City Council
FROM Planning & Zoning Commission
RE Report on Regular Called Meeting, Wednesday, July 8, 2009

Our meeting was called to order at 7:00 p.m. Those present included Chair Allison Thrash, Vice-Chair Judy Graci, Commissioners Jack Hirschhorn and Ron Montanez. Ruan Lourens was not present. Also present were Village Mayor Jan Yenawine, Village Engineer David Simons and Village Secretary Jennifer Zufelt.

RE Item 2, Citizen Comments. None.

RE Item 3. Discussion and possible action on a Variance Request from Engineer Aaron Pesek, representing Susan Foster Eng, 8212 West Drive, from Site Development Sec. 33.349 Electric Cable, Telephone and Telecommunications Utilities. Requesting addition of a new utility pole.

There was much discussion between the Applicant's Engineer and Village Representatives, with the end result being that the Applicant Engineer would revisit possible options with Pedernales Electric Cooperative personnel. The goals as expressed by the Commission to the Applicant Engineer were (1) find a way to get the transformer on the ground, or more importantly (2) find a way to accomplish the needs of the Applicant without requiring additional new utility poles. Judy Graci moved to Deny the Application as Submitted, with Jack Hirschhorn seconding, and the vote was Unanimous.

RE Item 4. Discussion and possible action on the Final Plat of Isle Estates. Engineer Aaron Pesek for developer Travis Hollman.

Much discussion ensued between the Applicant's Engineer and Village Representatives. Jack Hirschhorn moved to Approve the Application with Conditions, with Ron Montanez seconding, and the vote was Unanimous. The Commission's Conditional Approval of the Isle Estates Final Plat is stated as follows: It is recommended that the Village of Volente Council be strict in their acceptance of the public improvements indicated in the Final Plat. Further, it is recommended that the Village of Volente Council not even think about accepting the Final Plat until all requirements concerning Council's acceptance of the public improvements are met to the fullest extent possible and to the fullest satisfaction of the Village.

RE Item 5. Discussion of June 16, 2009 Council meeting. Commissioners were provided a review of Council's actions by both the Village Secretary and Village Engineer.

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RE Item 6. Discussion and possible action to prevent stockpiling of soil after construction of roads, buildings, etc., by amending the Site Development Ordinance.

Village Engineer David Simons provided a helpful, comprehensive analysis regarding how the Commission might accomplish its goals toward protecting the Village's water quality and fiscal security, as well as its proper management of temporary stockpiling. After much discussion the following Motions were made:

a) To address the stabilization of a stockpile, Judy Graci moved, with Jack Hirschhorn seconding, with Unanimous Commission Approval, that the following Item (g) be added to the Village's Water Quality Ordinance Section 32.117:

Temporary and Final Stabilization of Disturbed Areas: All disturbed areas of the project site, including stockpiles, on which construction activities have temporarily ceased shall be stabilized with vegetation or by other methods approved by the Village unless construction activities at that location with resume within 21 days of cessation. Disturbed areas of the project site where construction activities have permanently ceased shall be stabilized within 14 days according to the approved final stabilization plan for the site.

b) To address projects like Isle Estates where temporary stockpiling long exceeded the expiration date of the site development permit, Jack Hirschhorn moved, with Judy Graci seconding, with Unanimous Commission Approval, that the following Sentences be added at the end of the Village's Site Development Ordinance Section 33.339(d)(2):

Spoils that remain on the site at the expiration of the site development permit are subject to removal by the Village at the owner's expense. The maximum height of temporary spoils piles shall not exceed 10 feet.

c) To safeguard the Village and allow it to collect security that could be used to remove spoils, Ron Montanez moved, with Jack Hirschhorn seconding, with Unanimous Commission Approval, that the following Sentence be added at the end of the Village's Water Quality Ordinance Section 32.136(d):

The terms of the fiscal security shall be at least one year longer than the term of the development permit.

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RE Item 7. Discussion and possible action to Update Comprehensive Plan:

- a) Land Use**
- b) Transportation**
- c) Utilities**

Commissioners discussed the Comprehensive Plan samples provided by Village Secretary Jennifer Zufelt, with focus on the simple and concise format and presentation of the City of Fair Oaks. Also discussed was the need for an Update to the Village's Base Maps. These maps have not been updated since their development in 2004. Both the Village Engineer and Village Secretary were asked to explore the scope of work and cost involved to accomplish this task, e.g., a proposal from Jay Engineering. Meanwhile, Jack Hirschhorn is working on Land Use recommendations, Ron Montanez is working on Transportation recommendations, Judy Graci is working on Utilities recommendations and Allison Thrash is working on Historical Data recommendations.

RE Item 8. Approval of Minutes June 10, 2009.

Jack Hirschhorn made a Motion to Recommend Approval of the Minutes, with Ron Montanez Seconding, and the Motion Passed Unanimously.

RE Item 9. Future Meetings and Agenda Items.

The next Regular Meeting of the City Council is Tuesday, July 21, at 7:00 p.m., and the next Regular Meeting of the Commission is Wednesday, August 5, at 7:00 p.m. Agenda items for the Commission will include a BCRUA Update and Comprehensive Plan Discussion and Possible Action.

RE Item 10. Adjourn. Jack Hirschhorn moved to Adjourn our Commission meeting at 9:15 p.m., with Judy Graci seconding, and it passed Unanimously.

Respectfully submitted,
Allison Thrash, Chair, Planning & Zoning Commission